Staff Report to Hearing Examiner

Exhibit 1

Development Services Department
425-489-2754 • 17301 133rd Avenue NE • Woodinville, WA 98072
Desk Hours • Monday – Thursday 7:30am – 5:00pm • Friday 7:30am – 4:00pm

PROJECT NAME:	Slocum Subdivision
FILE NUMBER:	PPA12002/SEP12033/DEC12011
PROJECT DESCRIPTION:	Preliminary plat application to subdivide an existing 4.45 acre parcel into twenty-three (23) single-family residential lots in the R-6 zoning district. Construction will include grading in quantities of approximately 45,000 cubic yards, erosion control, street frontage improvements, wetland mitigation, tree protection, and drainage improvements. SEPA is required for developments of five or more lots.
DATE OF REPORT:	June 18, 2013
DATE OF HEARING:	June 25, 2013
APPLICANT/CONTACT:	Steve Calhoon of Pace Engineers 11255 Kirkland Way, Suite 300, Kirkland, WA 98033 425-827-2014 stevec@paceengrs.com
PROPERTY OWNER:	Mark A. Slocum Trustee of the Testamentary Trust of Lester T. Slocum 2673 203rd Avenue Sammamish, WA 98075
LOCATION OF PROPOSAL:	194xx 136th Avenue NE
ASSESSOR'S PARCEL NUMBER(S):	0622100090
CURRENT USE:	Vacant
PROPERTY SIZE:	4.45 acres
CURRENT ZONING:	Residential, 6 units per acre (R-6)
COMPREHENSIVE PLAN DESIGNATION:	Moderate Density Residential
SHORELINE DESIGNATION:	N/A
FIRE SERVICE:	Woodinville Fire & Rescue
WATER & SEWER SERVICE:	Woodinville Water District
SCHOOL DISTRICT:	Northshore School District
STAFF RECOMMENDATION:	STAFF RECOMMENDS THAT THE HEARING EXAMINER APPROVE WITH CONDITIONS THE PROPOSED PRELIMINARY PLAT APPLICATION
STAFF CONTACT:	Erin Martindale, Senior Planner EMM 425-877-2283; erinm@ci.woodinville.wa.us Thomas E. Hansen, PE, Public Works Director TEH 425-877-2291; tomh@ci.woodinville.wa.us

PROJECT DESCRIPTION:

Location:

194xx 136th Avenue NE; Legally described as the east half of Lot 4, Block 3, Bear Creek Addition to Day City, According to the Plat thereof recorded in Volume 5 of Plats, Page 82, in King County, Washington, Woodinville, WA.

This project is located in the City's Wedge Neighborhood, at the southwest corner of the intersection of NE 195th Street and 136th Avenue NE.

Parcel Size:

193,783 square feet (4.448 acres)

Site/Area Description:

The site is currently vacant. The site is vegetated with mature trees; and it is generally flat, with some isolated manmade slopes over 40 percent, in the vicinity of NE 195th Street and 136th Avenue NE intersection. There is a Class 3 wetland along 136th Avenue NE that is proposed to be filled, with off-site mitigation.

Utilities:

Available utilities include:

Water: Woodinville Water District
Sewer: Woodinville Water District
Electricity: Puget Sound Energy
Natural Gas: Puget Sound Energy
Telephone/Cable: Frontier and Comcast

Access/Street Improvements:

The new lots will be accessed on a new public road, Little Bear Creek Place, off of 136th Avenue NE. There will be pedestrian and street improvements made along the property frontage on NE 195th Street and 136th Avenue NE. Lots 9 through 12 will access the new interior road from Tract B, a private road, and Lots 14-17 will access the new interior road from Tract A, a private road.

Surrounding Land Uses/Zoning:

North:	Public High School / Public/Institutional (P/I)
South:	Single-Family Residential / Residential, 6 units per acre (R-6)
West:	Single-Family Residential / Residential, 6 units per acre (R-6)
East:	Single-Family Residential / Residential, 6 units per acre (R-6)

BACKGROUND:

Steve Calhoon of Pace Engineers, on behalf of Trust of LT Slocum, applied for a preliminary plat application on November 21, 2012. The application was deemed complete on November 21, 2012, and a letter of complete application was sent on December 19, 2012.

The City issued a Notice of Application (NOA) on December 31, 2012 with a 15-day comment period. The comment period ended on January 15, 2013. A Determination of Nonsignificance (DNS) was issued on May 6, 2013 pursuant to WAC 197-11-340(2).

Additional information was requested from the applicant at various points during the review process. In each case, the applicant responded by submitting the necessary information.

COMPREHENSIVE PLAN:

The Comprehensive Plan encourages northwest woodland character design, promotes pedestrian friendliness and traffic linkages, encourages recreation space, and requires adequate infrastructure for development within the City limits. The City of Woodinville Comprehensive Plan designates this property as Moderate Density Residential. Pursuant to WMC 17.13.010, the proposal complies with the intended goals, objectives and policies of the Comprehensive Plan. The following Comprehensive Plan Policies apply to this project:

a. GOAL LU-1: To guide the City's population growth in a manner that maintains or improves Woodinville's quality of life, environmental attributes, and Northwest woodland character.
b. Policy LU-1.2 Encourage future development in areas:
    1. With the capacity to absorb development (i.e., areas with vacant or underdeveloped land and available utility, street, park, and school capacity, or where such facilities can be cost effectively provided), and
    2. Where adverse environmental impacts can be minimized; and where such development will enhance the area's appearance or vitality
c. Policy LU-3.1 Encourage development that complements the existing residential development patterns in Woodinville's neighborhoods.

ZONING/SUBDIVISION CODE:

In accordance with the consistency test outlined in the Growth Management Act (RCW 36.70B.040), prior to making a decision or recommendation on an application, the City must consider whether a project meets the adopted development regulations and/or Comprehensive Plan policies. The subject property is located in the R-6 Zone and the following standards apply:

Regulation	Requirement	Submitted
Land Use:	Single-Family Residential	Single-Family residential homes are proposed.
Density:	Base: 6 units per acre Minimum: 75% of base density	Gross area: 4.448 acres Submerged lands area: 0 acres Base density: 6 x 4.448= 26.68 (27 lots maximum) Minimum density: 26.68 x 75%= 20.016 (20 lots minimum) 23 lots proposed
Minimum lot area:	6,000 square feet With lot size averaging per WMC 21.12.180, a lot may be 0.85 times the minimum lot area.	Average lot area: 6,080 square feet Smallest lot size: 5,161 square feet (Lot 18) Lot size averaging requirements have been met.

Lot widths:	Lot width (circle): 50 feet Lot width at street: 50 feet	Range: 50 feet to 57 feet All lots have a minimum 50 foot lot width measured by lot width circle and lot width at the street.
Lot depths:	Minimum: Ratio of 1:1 with lot width	Depth Range: 93 feet to 133 feet Ratio Range: 1:1.6 to 1:2.7 feet
Setbacks:	Street: 10 feet Interior: 5 feet	All lots within the proposed subdivision provide for minimum 2,500 square foot building pads per WMC 21.12.100. Setbacks, driveway length, height, building coverage, and impervious surface coverage will be met at the time of the building permit submittal.
Building Height:	Base: 35 feet	
Building Coverage:	Maximum: 50 %	
Impervious Surface:	Maximum: 70%	
Driveway length:	Minimum: 20 feet	
Tree Retention & Landscaping	Street Frontage Landscaping: Street Trees required Tree Retention required: Tree Plan III required	Landscaping: Street trees are proposed to be provided. Additionally, the drainage pond will be required to be landscaped with Type II landscaping. Tree Retention: The applicant proposes to remove all trees on the property, due to the necessary grading for the project. Staff does not oppose this proposal. Replanting of the 226 required tree credits will be required on private property. Trees will be planted within Tract D, the stormwater detention pond, as part of the landscaping required for this project. Trees will be planted on individual lots at the time of single-family residence construction, based on a recommendation from the arborist (to be provided) on the number of trees each lot can support without creating a nuisance. If there are remaining tree credits that are required, the applicant shall comply with the requirements of WMC 21.15 by paying in to the City tree fund.
Parking off-street:	Ratio: 2 spaces per dwelling unit	Driveways and individual garages will be provided that meet this requirement. This will be reviewed at the time of building permit submittal.
Critical areas:	Protect critical areas, including wetlands, streams, steep slopes, and fish and wildlife habitat areas. There is a Class 3 wetland located on the eastern edge of the property, within	The existing 966 Class 3 wetland is proposed to be filled, due to required frontage improvements on 136th Avenue NE. Per WMC 21.24.360, this wetland may be filled with a mitigation plan. The applicant proposes buffer enhancement

	existing public right-of-way.	along Little Bear Creek, a Type 1 stream that is approximately one block east of the Slocum site. The mitigation plan includes wetland plantings, buffer plantings and removal of invasive species. There are no other critical areas on the site.
Lighting:	Street lights are required per the City of Woodinville Infrastructure Standards.	Street lighting is proposed to be installed as part of this project, and a final plan is required to be submitted prior to construction permit issuance. Street lights will be required to be installed, along with other frontage improvements, prior to plat recording.
Utilities:	Per the requirements of each utility provider.	Utilities are available from the providers. New and existing utilities are required to be placed underground, per WMC 15.39.010.
Fire:	Meet the Fire Code requirements.	Fire hydrants to be located in accordance with the IFC. The required fire flow will be in accordance with Fire Department and Water District standards. The fire turnaround (cul-de-sac) is shown on the plans with a diameter of 90 feet. The minimum required by the fire code is 96 feet. The applicant has provided documentation that the 96 foot diameter is possible without violating the City's dimensional standards for the lots, or any other standard. The applicant will remove the landscape planter from between the roadway and the sidewalk, and install a center island landscaping area within the cul-de-sac instead. A sketch has been provided for this, and updated plans showing the required turnaround and associated improvements, will be provided to and approved by the City, prior to site development permit issuance. A condition has been added to this effect.
Drainage:	The drainage plan shall utilize the criteria of the 2009 King County Surface Water Design Manual.	A detention pond is proposed to be constructed on the northeast corner of the property in Tract D, with all impervious surface from the public and private roads

		draining to this pond. For each lot, infiltration trenches are proposed for the drainage from impervious surfaces of each lot. Tract D, containing the detention pond, will be dedicated to and maintained by the public. The infiltration trenches on each lot will be the responsibility of the private owners to maintain. Final plans will be subject to review and approval prior to issuance of any development permits.
Public Street Improvements:	Standard right-of-way width: 60 feet Standard roadway width: 36 feet Turnaround: 96 foot diameter Design per public street standards as described in 1999 Transportation Infrastructure Standards and Specifications (TISS).	See deviation request below, and discussion above on fire turnaround. Final construction plans will be subject to review and approval prior to issuance of any development permits.
Requested Deviations:	Deviation approved in accordance with Section 1-1.8 of the TISS.	The Public Works Director has approved two deviations for this project, regarding the width of the internal road. The first deviation reduces the pavement width from the standard 36 feet to 28 feet. The 28 foot width will include space for two travel lanes and on-street parking on one side of the street. Sidewalks, and planters will also be provided, at the City's adopted width. The second deviation reduces the right-of-way width from 60 feet to 55 feet. With the reduction of the pavement width, the required improvements fit within the smaller right-of-way.
Impact Fees:	Pay traffic and park impact fees	Traffic and park impact mitigation fees will be required to be paid at the time of building permit issuance, for each new home. A note will be placed on the face of the final plat to this effect.
School Impact:	Address school impacts and safe walk routes to schools	School attendance: Elementary School: Woodin Junior High School: Leota High School: Woodinville The school district provided comment stating that a sidewalk is needed that connects to the existing sidewalk on NE

		195th Street. The applicant is proposing sidewalks along the property frontage on NE 195th Street and 136th Avenue NE. This sidewalk will connect with existing sidewalks on NE 195th Street, and to the existing crosswalks at the NE 195th Street/136th Avenue NE intersection.
Encumbrances:	Legally resolve any encumbrances.	A neighbors fence was located on the property, on the west boundary. The encumbrance was handled by moving the fence off the property, and back onto the neighbors property.

AGENCY REVIEW:

Environmental Review: As the lead agency the City of Woodinville issued a Determination of Nonsignificance under Washington Administrative Code 197-11-340(2) on May 6, 2013. No appeals were filed and the Determination stands as issued.

Notice: Notice of this application has been provided in accordance with the provisions of WMC Title 17. This project was circulated for review and comment on December 31, 2012, by publishing the Notice of Application in the newspaper of record; mailing a copy of the Notice to property owners within 500 feet of the project and interested agencies; and posting the Notice at the site and at the official locations for City Notices.

A Notice of Public Hearing was advertised in the same manner as the Notice of Application on June 10, 2013.

Agency Comments: Agencies with no comments:

- Woodinville Police Department
- Woodinville Parks and Recreation Department

Agencies with comments:

- Woodinville Public Works Department
- Woodinville Building Department
- Woodinville Fire and Rescue
- Woodinville Water District
- Stillaguamish Tribe of Indians

Public Comment: Four (4) written public comment letters have been received in regard to this project, received from surrounding neighbors. The primary concerns of the neighbors are:

	Concern	Response
1.	Property lines shown incorrectly on the plans.	Worked with neighbor to show the property lines in relation to existing improvements. Applicant met with

	neighbor in the field to review information. No changes necessary.
2. Tree removal, erosion along south property line impacting neighbors.	The impacts from the grading and tree removal have been addressed in the arborist report, and is being made a condition of approval. Final construction plans will be required to show final contour lines based on the proposed grading and a final tree protection plan for those trees that are to remain will be required to be submitted and approved by the City, and implemented in the field for the duration of the construction. A condition has been added addressing unintended impacts to neighbors trees.
3. Impacts to lake to south.	The site will be graded to direct surface run-off to infiltration systems located in the front yards of each lot – water will not be permitted to sheet flow to the south. Temporary erosion control will be required to be installed per the City's requirements for the duration of construction.
4. Traffic at NE 195th Street/136th Avenue NE intersection	The traffic analysis shows that the City's adopted level of service standards are met for this project. Frontage improvements are proposed along NE 195th Street and 136th Avenue NE, including street widening, pedestrian facilities, planter strips, and street lights. Sidewalk improvements are proposed at the intersection. No other improvements are warranted by the impacts of the development.
5. Wildlife Impacts	The wildlife that exists on the site will be impacted by the removal of trees and development of the property. This site does not meet the definition of a fish and wildlife habitat conservation area per WMC 21.24.410, and no further improvements or mitigation measures are required of the applicant.

The applicant provided written responses to the concerns raised. The applicant has been required to address the impacts identified that are under the authority of the City.

DETERMINATION OF CONSISTENCY:

Revised Code of Washington 36.70B.040 – Determination of Consistency and WMC 17.13.100 requires that a proposed project shall be reviewed for consistency with a local government's development regulations during project review by consideration of:

1. Type of land use;
2. Level of development, such as units per acre or other measures of density;
3. Infrastructure, including public facilities and services needed to serve the development; and
4. The characteristics of the development, such as development standards.

Based on the above analysis, and with the proposed conditions listed below, staff finds that the Slocum Subdivision has met the requirements of the City of Woodinville Infrastructure Standards, Comprehensive Plan, and Woodinville Municipal Code. The preliminary plat has, also, made appropriate provisions for the public health, safety, and general welfare by:

1. Providing for storm drainage improvements;
2. Installing street improvements to meet the adopted Infrastructure Standards, including providing for sidewalks;
3. Paying mitigation fees for traffic, and park impacts; and
4. Improving the site with public water, sewer/septic, utilities, and street lighting.

STAFF RECOMMENDATION:

The proposed project was found to be consistent with and meet the intent of the Woodinville Comprehensive Plan and applicable development regulations; therefore, staff recommends **APPROVAL** of the Slocum Subdivision (PPA12002/SEP12033/DEC12011), subject to the following conditions:

Final Plat/Site Plan

1. All improvements shall be constructed in accordance with the approved Preliminary Plat Map submitted May 1, 2013. The Planning Director may approve minor modifications of the plans submitted if the modifications do not change the Findings of Fact or the Conditions of Approval.
2. The following notes and information shall appear on the face of the final plat map. All signature blocks shall be in accordance with City Standards.
    a. "The use and development of the property included within this plat shall be governed by the Conditions of Approval imposed through File Number PPA12002/SEP12033 and shall be binding upon the land until that approval is amended, revoked or expires."
    b. A free consent statement in conformance with City of Woodinville and King County standards shall be acknowledged by property owners and shall be notarized.
    c. "Building setbacks, driveway length, building height, building coverage, impervious surface coverage, and parking for this plat are subject to the standards in place at the time of a complete application for the single-family residential building permits. Applicants should have their site plan verified for compliance with these standards prior to submitting plans for a building permit."
    d. "All property owners shall maintain, in a uniform manner, the City right-of-way located between their property lines and the back of adjacent curbs or street lines to the maintenance level or standard applied to City parks. In such cases where the City is required to perform such maintenance, the City shall bill the property owners for the cost of such maintenance, including administration costs".

e. A private road agreement for Tracts A and B must be designated on the face of the plat and must specify the use and maintenance of the private facilities.

f. "For those lots that have individual infiltration trenches, the property owner owns and shall maintain the infiltration trench. The infiltration trench may not be removed, and may be relocated only with the City's permission."

g. "Lot 13 is considered a panhandle lot under WMC 21.12.030. The provisions for panhandle lots shall apply to this lot."

h. "No lot may take direct access to NE 195th Street or 136th Avenue NE."

i. "With application for each building permit, a tree planting plan shall be submitted, in conformance with the approved planting plan, prepared by _____, and approved by the City on _____. The required trees shall be planted prior to final inspection for the residence."

3. The following changes shall be made to the final plat map:

   a. Remove trees and topography from the map.

   b. Remove setbacks, driveway lines, the street improvement details, and other items not relevant to the plat recording.

   c. Add the lot dimension for the line between lots 22 and 23.

   d. Add the bearings for the lot lines.

   e. Show all existing and proposed easements and tracts; show the easement and tract ownership and maintenance responsibilities.

   f. If any financial institutions appear in the title report at the time of final plat application, their signature must be added to the plat map.

   g. Revision to the turnaround, to show a 96-foot diameter cul-de-sac.

   h. Include the requirement that the homeowners association is responsible for maintaining the landscaping in the center island of the cul-de-sac and within the stormwater pond tract, and any irrigation systems in the planter strip, the center island, and the stormwater pond, including payment for any water usage.

4. A ten foot utility easement along the street frontage shall be dedicated as part of the plat.

5. Little Bear Creek Place shall be dedicated to the public prior to or as part of the final plat approval.

6. The following items are required to be shown on the face of both the final plat map and supplemental map prior to final approval. The required language for these items may be obtained from the City:

   a. Surveyor Certificate;

   b. Correct legal description of all lots;

   c. Owners Statement;

   d. All new easement(s) over the property, their legal description(s) and associated dedication block(s);

   e. Recording block/Certification block for Planning Director and Public Works Director approval;

   f. Certification of Payment of Taxes and Assessments;

   g. Auditor's Certificate;

   h. North arrow;

   i. The survey control scheme, monumentation and references.

7. Submit a copy of the covenants, conditions and restrictions along with the application for final plat approval.

8. All improvements shall be constructed in accordance with the approved site development plans and shall be installed prior to final plat approval.

9. As-builts shall be submitted showing all public improvements with application for final plat. The submitted as-builts shall be in the format required by the City's Infrastructure Design Standards and Specifications. The applicant shall have a licensed surveyor or engineer prepare and/or supervise the preparation of record drawings to be reviewed, approved and signed by the Public Works Director upon satisfactory installation of the constructed infrastructure improvements and site work. The City will require one (1) reproducible (mylar), one (1) signed blueline, one (1) 11" x 17" reduced copy, and one (1) electronic file in CAD format of the drawings shall be approved prior to final plat approval.
10. All permanent survey control monuments shall be provided in accordance with the City's Infrastructure Standards prior to final plat approval. Additional monumentation shall be installed as required by the Public Works Director.
11. Prior to acceptance of the improvements, a final inspection shall be completed by the Planning and Public Works Departments.

Site Development

12. All work within public right-of-way requires a right-of-way permit, including site, frontage and utility improvements. Right-of-way permits must include a traffic control plan, erosion control plan, and all frontage improvements proposed for the site.
13. All work on private property requires a site development permit, including site, drainage, landscaping, mitigation and utility improvements. The site development permit application shall conform to the conditions of approval in this decision.
14. Final civil plans depicting the proposed improvements and erosion control methods shall be submitted to the City for review and approval prior to issuance of any permits. The improvements shall be designed in conformance with the City's Municipal Code and Infrastructure Standards. The civil plans must show the following improvements and/or revisions:
    a. Revise the cul-de-sac to reflect:
        i. A 96-foot diameter cul-de-sac, curb face to curb face.
        ii. A center landscaping island with a diameter of 15 to 20 feet, depending on the fire engine turning radius requirements.
        iii. 6 foot wide sidewalk.
15. All walls over four (4) feet in height or that carry a surcharge require a separate building permit. Such walls must be designed by a professional engineer licensed in the State of Washington. Permits for the walls shall be submitted, reviewed and approved prior to construction of the wall.
16. The stormwater detention pond shall be landscaped on all sides by Type II landscaping, as shown on the preliminary landscape plans. A final landscaping plan with detailed landscaping for this area shall be submitted to the City for review and approval prior to issuance of any permits. The landscaping shall be designed in conformance with the City's Municipal Code and Infrastructure Standards. A final irrigation plan shall also be provided for this landscaping.
17. The center island in the cul-de-sac shall be landscaped. A final landscaping plan with detailed landscaping for this area shall be submitted to the City for review and approval prior to issuance of any permits. The landscaping shall be designed in conformance with the City's Municipal Code and Infrastructure Standards. A final irrigation plan shall also be provided for this landscaping.
18. A final tree retention, removal, and protection plan shall be submitted to the City for review and approval prior to issuance of any permits; a final replanting plan for the individual lots shall be submitted to the City for review and approval prior to final plat approval. The tree plan shall be designed in conformance with the City's Municipal Code and Infrastructure Standards. This project is subject to a Type III tree plan. The site

area, after right-of-way dedication, is 164,062 square feet, or 3.77 acres. The site is required to have 159 tree credits, pursuant to Chapter 21.15 WMC. The applicant proposes to remove all the trees on the site, due to grading requirements for the projects. The applicant shall replant 226 tree credits, or meet another requirement of 21.15.070(2)(e). Trees will be planted within Tract D, the stormwater detention pond, as part of the landscaping required for this project. Trees will be planted on individual lots at the time of single-family residence construction, based on a plan approved prior to final plat approval and a recommendation from the arborist on the number of trees each lot can support without creating a nuisance. If there are remaining tree credits that are required, the applicant shall comply with the requirements of WMC 21.15 by paying in to the City tree fund for those credits, prior to final plat approval. The final plans shall include the following revisions:

a. Tree retention, removal, and protection plan:
    i. The tree credits that will be provided in the landscaping area in Tract D, and the remaining number of credits to be provided by the individual lots (or another method per WMC 21.15).
    ii. Tree protection details shall be shown on the civil plans, per WMC 21.15.080. Tree protection for the trees on neighboring properties shall be called out specifically.
    iii. Identify those off-site trees on the plans that have the potential to be impacted by construction, as identified in the arborist report. Impacts to these trees during construction shall be evaluated by the arborist, and for those that are determined to no longer be viable, the applicant shall work with the neighbor on an agreeable solution to the impact.

b. Replanting plan:
    i. The arborist shall provide a specific recommendation on the number of trees each lot can support. The replanting plan shall conform to this recommendation.
    ii. A final irrigation plan, providing temporary irrigation for all planted trees.

19. The stormwater detention design and stormwater discharge shall utilize the Best Management Practices of the 2009 King County Surface Water Design Manual and the current Department of Ecology National Pollutant Discharge Elimination System (NPDES). Drainage facilities must be designed for maximum impervious surfaces allowed, or a note shall be placed on the final plat map stating the impervious surface maximums allowed. All development shall proceed in accordance with the recommendations listed in the Technical Information Report dated November 21, 2012, prepared by Pace Engineers, Inc.and any further addendums as accepted by the Public Works Director.
20. All existing and proposed overhead utilities shall be placed underground, prior to final plat approval, as required under Chapter 15.39 WMC.
21. A temporary erosion and sedimentation control plan shall be submitted, reviewed and approved by the City, and prepared in accordance with the 2009 King County Surface Water Design Manual. Temporary erosion and sedimentation control measures shall be installed and inspected prior to commencing construction. Temporary erosion and sedimentation control measures shall be maintained at all times during construction.
22. The clearing limits of the approved plans shall be clearly delineated in the field. Where such limits are in proximity to property boundaries or NGPE's, barrier fencing or siltation fencing shall be installed before site disturbance in accordance with the approved temporary erosion and sedimentation control plan.
23. A minimum four (4) foot tall chainlink fence, or another fence as approved by the Planning Director pursuant to WMC 21.15.080, shall be installed around all trees designated to remain on the Tree Plan. The fence shall be located five (5) feet beyond the driplines of retained trees and shall surround the protected area of all retained trees, groups of trees, and their understory. A sign shall be installed every 15 feet along the entirety of the fence that states "Tree Protection Area, Entrance Prohibited, call 425-489-2754 to Report Violations".

24. All development shall proceed in accordance with the recommendations listed in the Subsurface Exploration, Geologic Hazard, and Preliminary Geotechnical Engineering Study dated November 19, 2012, prepared by Associated Earth Sciences, Inc; Subsurface Exploration and Infiltration Testing dated November 20, 2012, prepared by Associated Earth Sciences, Inc.; Draft [Geotechnical] Comment Response Regarding Stormwater Treatment, dated March 11, 2013, prepared by Associated Earth Sciences, Inc.; [Geotechnical] Plan Review Response #2 dated April 30, 2013, prepared by Associated Earth Sciences, Inc; and any further addendums as accepted by the Public Works Director.
    a. An addendum to the geotechnical report shall be submitted with the final stormwater design.
    b. Test results of the individual infiltration trenches, demonstrating compliance with the design conditions, for each lot shall be submitted prior to final approval.
25. All development shall proceed in accordance with the recommendations listed in the Critical Area Assessment revised date March 12, 2013, prepared by Raedeke Associates, Inc. and any further addendums as accepted by the Planning Director.
26. The monitoring reports for the wetland mitigation shall begin with a baseline report, due at the time that the mitigation work is inspected and approved by the City, in conformance with the recommendation of the reports prepared by Raedeke Associates, Inc. Five (5) years of monitoring reports shall be submitted to the City on an annual basis after that date. The applicant shall be responsible for correcting any areas identified in those reports that are not in compliance with the goals and objectives stated in the mitigation plan.
27. All costs of any work, new or upgrade, to the existing utilities system and facilities that is required for this project shall be the responsibility of the applicant.
28. All construction of water and sewer facilities shall be in accordance with the standards, specifications and regulations of the Woodinville Water District. Written verification from the District stating that all required improvements have been installed shall be submitted with application for Final Plat.
29. The mailbox location shall be approved by the Woodinville postmaster and the City Engineer prior to installation to ensure there is no interference with traffic sight distances.
30. All construction shall proceed in conformance with the requirements of the International Fire Code, including water supply, hydrant, access, addressing, fire sprinkler, fire detection or alarms, and fire extinguishers. Additional fire protection conditions include the following:
    a. Notify the Woodinville Fire and Rescue Fire Marshal's Office twenty-four (24) hours in advance before closing a lane of traffic or any water shut off. They may be contacted at 425-483-2131.
    b. Fire turnarounds shall be in accordance with Appendix D of the 2009 International Fire Code.
    c. Hydrant markers shall be installed in the roadway to indicate each fire hydrant location. It shall be placed directly across from the hydrant location, off set one (1) foot from the roadway center toward the hydrant.
31. All construction equipment, building materials, and debris shall be stored on the applicant's property, out of the public right-of-way. In no case shall the access to any private or public property be blocked or impinged upon without prior consent from the affected property owners and a right-of-way permit obtained from the City of Woodinville.
32. If at anytime during clearing, grading and construction the streets are not kept clean and clear, all work will stop until the streets are cleaned and maintained in a manner acceptable to the Public Works Director.
33. The applicant and contractor shall attend a pre-construction meeting with City staff to discuss expectations and limitations of the project permit before starting the project.
34. One week prior to starting construction on the site, the applicant shall notify all neighboring property owners within 300 feet that the work will be occurring within the neighborhood.

35. A Heavy Hauling permit may be required if there are more than 5 truck loads per day in to or out of the site.
36. A National Pollutant Discharge and Elimination System permit may be required from the Washington State Department of Ecology. This permit must be obtained prior to any site disturbance. All construction shall proceed in conformance with this permit. Please contact the state directly to determine their requirements and if a permit is required.
37. Construction noise is not permitted anytime on Sundays and holidays, and outside the hours of 7:00 a.m. through 7:00 p.m., Monday through Friday and 9:00 a.m. through 5:00 p.m. on Saturday; or, from Memorial Day to Labor Day, anytime on Sundays and holidays and outside the hours of 7:00 a.m. through 9:00 p.m., Monday through Friday and 9:00 a.m. through 5:00 p.m. on Saturday.
38. The Development Services Director and/or the Public Works Director shall have the authority to direct the developer or the developer's on-site representative to immediately cease activities and redirect their attention to resolving any problem, particularly any environmental degradation, which in the Director's opinion needs immediate resolution. Failure of the developer or his representative to redirect such labor and equipment shall result in immediate project closure and resolution of the problem by the City.
39. Should archaeological materials (e.g. bones, shell, stone tools, beads, ceramics, old bottles, hearths, etc.) or human remains be observed during project activities, all work in the immediate vicinity should stop. The State Department of Archaeology and Historic Preservation (360-586-3065), the City planning office, the affected Tribe(s) and the county coroner should be contacted immediately in order to help assess the situation and determine how to preserve the resource(s). Compliance with all applicable laws pertaining to archaeological resources (RCW 27.53, 27.44 and WAC 25-48) is required. Failure to comply with this requirement could constitute a Class C Felony.
40. Prior to final plat approval, the applicant shall provide, and record, a tree preservation and maintenance agreement, pursuant to WMC 21.15.100.
41. A performance guarantee, in the form of an assignment of funds or cash deposit, in the amount of 150 percent of the total project (public and private improvements, landscaping, tree planting, and wetland mitigation) as determined by the City, shall be submitted by the applicant prior to site development permit issuance.
42. A maintenance guarantee, in the form of an assignment of funds or cash deposit, in the amount of 20 percent of the total project (public and private improvements, landscaping, tree planting, and wetland mitigation) as determined by the City, shall be submitted by the applicant prior to City acceptance of the improvements and final plat recording.
43. Maintenance periods shall begin when the City has accepted all required site improvements. The maintenance periods are as follows, and may be extended by the City if on-site conditions warrant an extension:
    a. Site, frontage, and lighting improvements – Two (2) years
    b. Landscaping & Irrigation – Three (3) years
    c. Tree Protection – Five (5) years
    d. Wetland mitigation – Five (5) years
44. A critical area performance guarantee, in the form of a surety bond, assignment of funds or cash deposit, in the amount of 150 percent of the total mitigation cost as determined by the wetland biologist and accepted by the City, shall be submitted by the applicant prior to site development permit issuance.
45. A five (5) year monitoring and maintenance period is required for the mitigation work. A critical area maintenance guarantee in the form of a surety bond, assignment of funds or cash deposit, in the amount of 20 percent of the total project as determined by the City, shall be submitted by the applicant prior to City acceptance of the improvements and final plat recording.

46. The City shall inspect the infrastructure at the end of the maintenance period. Any infrastructure that appears defective or has deteriorated beyond the norm for the period of the guarantee shall be repaired by the applicant to the satisfaction of the City.
47. A separate sign permit shall be required for any new or altered signs.

Other

48. The applicant shall pay park impact mitigation fees or other forms of negotiated impact mitigation for all lots in accordance with WMC 3.36. Payment of the park impact mitigation shall be made to the City of Woodinville at the time of building permit issuance. The total fee or mitigation amount shall be based on the mitigation fee established in WMC 3.36 in effect at the time of fee payment.
49. The applicant shall pay transportation impact mitigation fees for each new average daily trip generated by the proposed development for all lots in accordance with WMC 3.39. Payment of the traffic impact mitigation shall be made to the City of Woodinville at the time of building permit issuance. The total fee or mitigation amount shall be based on the mitigation fee established in WMC 3.39 in effect at the time of fee payment.

EXHIBIT LIST:

Exhibit 1	Staff Report
Exhibit 2	Application forms received November 21, 2012 and November 27, 2012
Exhibit 3	Preliminary Plat Map, Preliminary Wetland Mitigation Plans, and Preliminary Civil Plans submitted May 1, 2013, prepared by Pace Engineers, Inc.
Exhibit 4	Certificate of Water Availability dated September 21, 2012
Exhibit 5	Certificate of Sewer Availability dated September 25, 2012
Exhibit 6	Northshore School District School Walk Safety Assessment dated November 1, 2012
Exhibit 7	Letter of Complete Application issued December 19, 2012
Exhibit 8	Published and Posted Notice of Application issued December 31, 2012
Exhibit 9	Title Report dated November 13, 2012
Exhibit 10	Technical Information Report dated November 21, 2012, prepared by Pace Engineers, Inc.
Exhibit 11	Subsurface Exploration, Geologic Hazard, and Preliminary Geotechnical Engineering Study dated November 19, 2012, prepared by Associated Earth Sciences, Inc.
Exhibit 12	Subsurface Exploration and Infiltration Testing dated November 20, 2012, prepared by Associated Earth Sciences, Inc.
Exhibit 13	Draft [Geotechnical] Comment Response Regarding Stormwater Treatment, dated March 11, 2013, prepared by Associated Earth Sciences, Inc.
Exhibit 14	[Geotechnical] Plan Review Response #2 dated April 30, 2013, prepared by Associated Earth Sciences, Inc.
Exhibit 15	Stopping Sight Distance Checks dated May 8, 2013, prepared by Pace Engineers, Inc.
Exhibit 16	Critical Area Assessment revised date March 12, 2013, prepared by Raedeke Associates, Inc.
Exhibit 17	Revised Tree Inventory Report dated April 30, 2013, prepared by Shoffner Consulting
Exhibit 18	Cultural Resources Assessment for the Slocum Subdivision dated March 20, 2013, prepared by Tierra Right-of-Way
Exhibit 19	Revised Transportation Impact Analysis dated March 2013, prepared by Transpo Group
Exhibit 20	Deviation Requests and Approval
Exhibit 21	Public Comments Received

Exhibit 22 Agency Comments Received
Exhibit 23 Comment Response Letters submitted March 14, 2013 and May 1, 2013, prepared by Pace Engineers, Inc.
Exhibit 24 SEPA Determination of Nonsignificance issued May 6, 2013 and SEPA checklist dated November 21, 2012
Exhibit 25 Public Hearing Notice Issued June 10, 2013
Exhibit 26 Email Correspondence Between TM Gan and Quadrant Homes, Regarding Tree Impacts, dated June 3 to 5, 2013
Exhibit 27 Sketch showing 96 foot cul-de-sac proposal
Exhibit 28 Slocum Subdivision Lot Dimension Calculations
Exhibit 29 Documentation of Fence Removal